

Residential Study Group (RSG)
January 24, 2019
8:30 a.m. – 9:30 a.m.
Arlington Town Hall, First Floor Conference Room
MEETING SUMMARY

Attendees: Mike Byrne, Mike Ciampa, Bill Copithorne, Wynelle Evens, Pat Hanlon, Steve McKenna, Jonathan Nyberg, Liz Pyle, Jenny Raitt, Erin Zwirko

Guests: Don Seltzer

The Study Group members in attendance discussed the three proposed articles to be submitted to Town Meeting: adjusting the driveway slope measurement, amending the definition of half story, and adding tree removal to the Good Neighbor Agreement. Erin provided draft language that she prepared based on Liz's proposals and the discussion at the previous meeting. Jenny noted that the timing necessitates submittal as a Citizen's Petition, with the understanding that the Study Group is supportive of the articles.

First the Study Group discussed the proposed adjustment to how driveway slope is measured. The article proposes a change to the provision in Section 6.1.10.A, which is proposed to read "Any driveway leading to off-street parking on a lot shall not exceed a 15% downward slope for the entire length of said driveway, except by Special Permit." The key provision is that the 15% slope is needed for the entire length of the driveway rather than an average across the length of the driveway. There was some discussion about how Inspectional Services would measure the slope, but the members in attendance were comfortable with the proposal. Jenny noted that she had spoken with Town Counsel, and he advised her that the draft language was proper.

Next the Study Group reviewed the removal of trees protected by the Tree Protection and Preservation Bylaw as a trigger for the Good Neighbor Agreement in Title VI, Article 7 of the Town Bylaws. Liz reported that she reached out to a member of the Tree Committee, and found that the member was supportive of the effort, although the Committee would not meet until after the date to file the warrant articles. The Study Group discussed how this would work in practice, and whether it would create challenges for builders. In general, including tree removal as a trigger for the Good Neighbor Agreement, it would cover the totality of all construction activities. There was some conversation about the Tree Warden being informed at the same time that the Good Neighbor Agreement goes out.

Finally, the Study Group reviewed the proposed amendment to the definition of half story, which would remove the reference to 7 feet 3 inches and replace it with 7 feet. This would be consistent with the requirements of the building code. There was some conversation about whether the entire definition is appropriate, but it was reported by Mike Byrne and Mike Ciampa as being the best match for the building code. Referring to the clear finished space in the definition is straight forward and easy to defend. There was also some discussion about

whether the building code should be referred to in the definition, but it was decided that the proposal is fine as is.

Erin provided the appropriate paperwork, and confirmed the submittal requirements.

Steve made a motion to approve the minutes from the January 3rd and January 18th meetings with a revision from Pat. Pat seconded the motion. All present voted in favor.

The Planning Staff indicated that they would be in touch to schedule the next meeting.

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